



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: April 21, 2022

Project: Bradford Station, Phase 2 (Preliminary Plat 2022-003)

**Applicant/
Property**

Owner: Lennar Homes of Alabama, LLC

Location: South of Norfolk Southern Railroad, West of Kyser Boulevard

Request Summary

This is a request for a preliminary plat for 46 lots on 77.41 acres in the Bradford Station Subdivision.



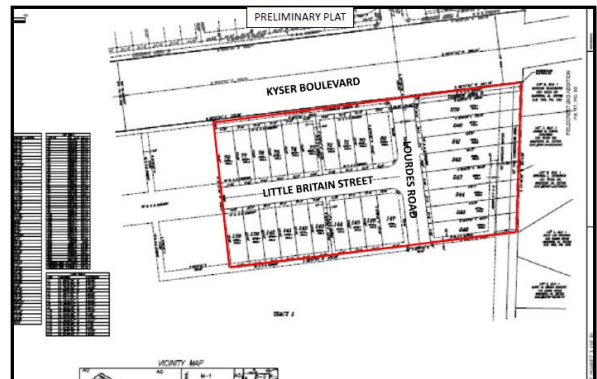
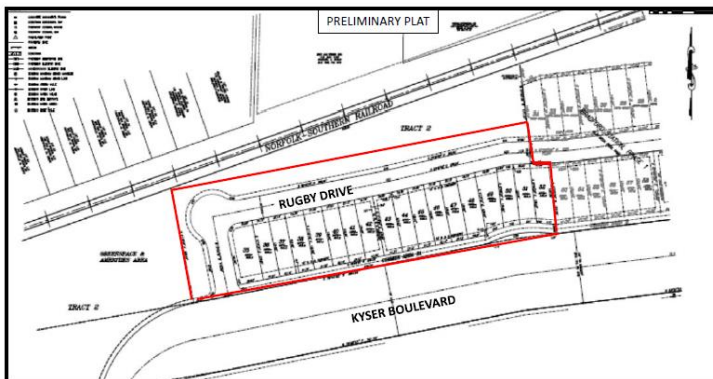
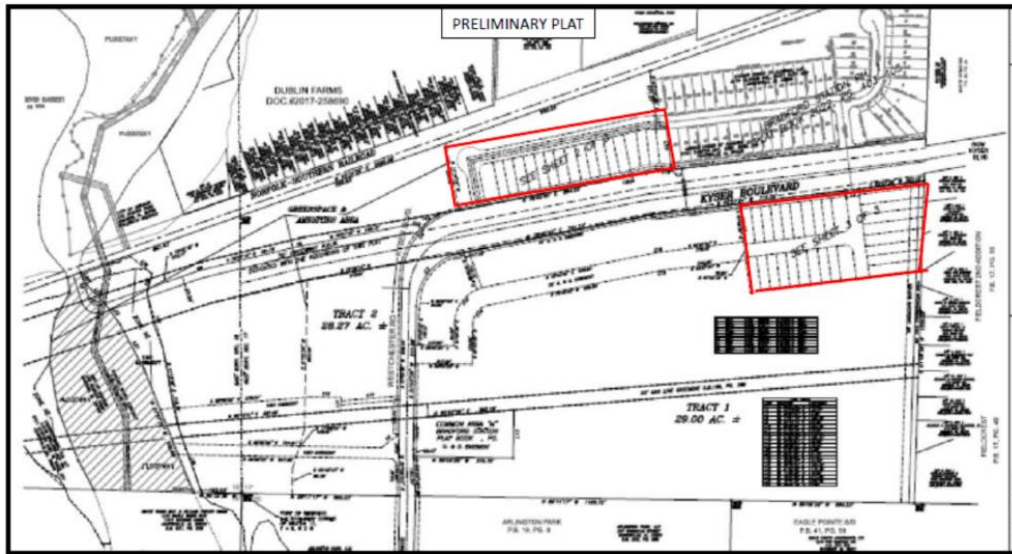
Recommendation

Motion to:

“Approve the Preliminary Plat for Bradford Station, Phase 2 (PP2022-003).”

Project Request

This is a preliminary plat for 46 lots with the smallest lot being 4,906.30 square feet. The proposed plat will include the extension of Rugby Drive an additional 898.76 linear feet. It proposes the construction of 318 linear feet of Lourdes Road and 431.65 linear feet of Little Britain Street.



General Information

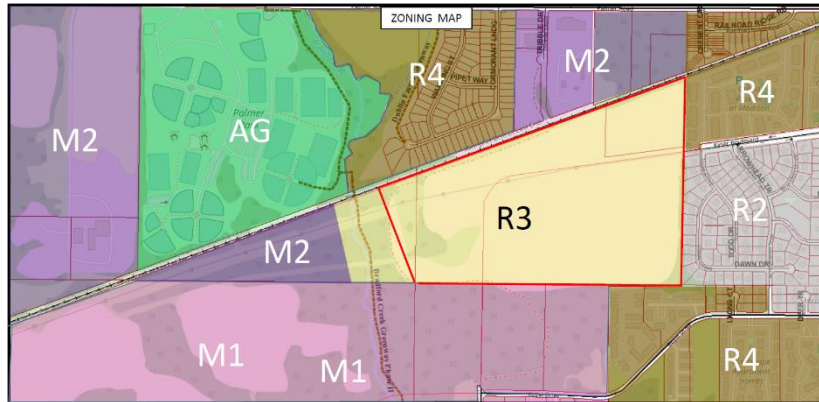
Background:

The Planning Commission approved the Final Plat for Bradford Station, Phase 1 on January 20, 2022. This project is subject to a Development Agreement (DA) that was ratified on June 25, 2019. The DA limits each phase to no more than 50 lots. For Phase 2, the only obligation is for the City to secure right-of-way and easements along existing Kyser for the future extension of the greenway to Sullivan. The City is beginning work on this effort in the coming months.

April 21, 2022

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	West Side Master Plan	Zoning District	Existing Land Use
Subject Site	MR (Mixed Residential), PNA (Parks & Natural Area)	R-3 (High Density Residential),	Vacant with overhead high-voltage and underground gas line
North of Subject Property (Across Norfolk Southern Railroad)	I SSF (Suburban Single-Family), PNA	M-1 R-4 (Multi-Family Residential) AG (Agriculture)	Concrete Plant Public Works Facility Single-Family Subdivision
East of Subject Property	WSMP (Not Applicable) RHM (Residential High Density) & RM (Residential Medium Density) on Future Land Use Map	R-4 R-2 (Medium Density Residential)	Single-family subdivision and apartments
South of Subject Property	PNA CMU (Commercial Mixed Use)	M-1 MU (Mixed Use)	Undeveloped
West of Subject Property	I	M-2	Asphalt Plant



Conformance with Long Range Plans:

1. Future Land Use Map. Not Applicable
2. West Side Master Plan
The project has a place type of MR (Mixed Residential) and PNA (Parks and Natural Area). The project is compliant with these place types.
3. Growth Plan
The Plan shows a future greenway along Bradford Creek. The proposed development will contribute to a portion of the greenway trail.
4. Parks & Recreation Master Plan
The Parks & Recreation Master Plan mirrors the recommendation in the WSMP Master Plan and shows a greenway along Bradford Creek to Madison Boulevard.

Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

The preliminary plat is consistent with the layout plan and in conformity with the DA. Staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for Bradford Station, Phase 2/Preliminary Plat
2. Preliminary Plat dated and received April 8, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
Bradford Station, Phase 2 Preliminary Plat

Planning Department

1. Cover Sheet: Signatures:
 - a) Knology
 - b) AT&T
 - c) Huntsville Utilities
 - d) North Alabama Gas
2. Add note to label avigation easement
3. Sheets 5: Show sidewalks along Kyser Blvd extension.

Engineering Department

1. Correct vicinity map on cover sheet
2. Add diamonds at end of Lourdes Road on Sheet 6
3. Verify and correct rim elevation of Junction Box B5
4. Show 10yr and 25yr HGL on storm profiles
5. A copy of the ADEM permit is required before Prelim Plat will be signed.

Fire Department

1. Show the Road profiles with ROWs